



**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
(508) 839-5335 ext. 1120 • FAX (508) 839-4602  
[www.grafton-ma.gov](http://www.grafton-ma.gov)

RECEIVED TOWN CLERK  
GRAFTON, MA  
2022 JAN -4 PM 2:27

**PLANNING BOARD**

**NOTICE / AGENDA  
REGULAR MEETING & PUBLIC HEARINGS  
GRAFTON PLANNING BOARD  
Public Meeting/Hearings Conducted via Remote Participation \*  
Grafton Municipal Center  
30 Providence Road, Grafton, MA 01519  
Monday, January 10, 2022**

**7:00 p.m. Regular Meeting**

- 1. Public Input**
- 2. Action Item**
  - A. Determination of Minor Modification (SP 2016-16.2) – 104 Creeper Hill Road, Metrowest Engineering, Inc. / 104 Creeper Hill Road, LLC. (continued from December 13, 2021)
  - B. Draft Decision - Request for Preliminary Plan Approval (PP 2021-02), 340 & 348 Providence Road, Robert Canty / Robert and Marianne Canty (applicant/owner).
- 3. Discussion Items**
  - A. Review Responsibilities for Open Space and Recreation Plan (OSRP) Action Items
  - B. Mill Redevelopment Overlay District
  - C. Master Plan Update
    - Request for Proposals
- 4. General Business**
  - A. Bills
  - B. Minutes of Previous Meetings
  - C. Staff Report
  - D. Correspondence
- 5. Reports from Planning Board Representatives on Town Committees and CMRPC**
- 6. Public Meetings/Hearings**
  - A. (7:30 PM) Request for Approval and Acceptance of 2021 Cummings School of Veterinary Medicine at Tufts University (Cummings) Amended Grafton Campus Master Plan, Westboro Road, Jean S. Poteete, Senior Campus Planner, Tufts University (applicant). A Hearing to consider the approval and acceptance of amending the previously approved Master Plan for the Tufts University Grafton Campus, located off Westboro Road.
  - B. (7:30 PM) Request for Preliminary Plan Approval (PP 2021-01), 124 North Street Rear, 73 Rear Old Westboro Road, 4 Rear Village Lane and 25 Magnolia Lane, Circle Assets, LLC / Marybeth Realty Trust, Magnolia Farms Association Trust and Circle Assets, LLC (applicant/owners). A Hearing to consider an application for Preliminary Plan approval for a 4-lot Residential Development, on property located at 124 North Street Rear, 73 Rear Old Westboro Road, 4 Rear Village Lane and 25 Magnolia Lane, as shown on Grafton Assessor's Map 30, Lots 26A, and 250 and Assessor's Map 39 Lots 3 and 4A. Said

*The Planning Board reserves the right to take agenda items out of order*

Grafton Planning Board  
Meeting Agenda  
January 10, 2022

---

property is located in a Low Density Residential (R40) zoning district. *Continued from December 13, 2021.*

7. **Any Other Items Which May Lawfully Come Before the Board**
8. **Vote to Extend Duration of Meeting Beyond 10:00 P.M. (If Necessary)**
9. **Adjournment**

**\* Remote Access to Public Meetings** - Zoom Video Communications, Inc. ("Zoom") will be used for remote conferencing services to allow for remote access to public meetings. Web addresses will be provided as part of each meeting's agenda posted to the town calendar on the homepage of Grafton's website, [www.grafton-ma.gov](http://www.grafton-ma.gov).

The January 10, 2022 Planning Board Meeting may be accessed using the following link:  
<https://us06web.zoom.us/j/82492154738>